

CITY COUNCIL REGULAR SESSION

Ordinance amending the Land Use Code (LUC) to create a new Part 20.25Q East Main to establish requirements, standards, and design guidelines to implement the new East Main Transit Oriented Development (TOD); amending LUC 20.10.020 Land Use Districts and LUC 20.25H.045 Critical Areas Overlay District for consistency with the new Part 20.25Q LUC; providing for severability; and establishing an effective date.

Mike Brennan, Director, 452-4113
Trisna Tanus, Consulting Attorney, 452-2970
Nick Whipple, Planning Manager, 452-4578
Development Services

Mac Cummins, Director, 452-6191
Emil King, Assistant Director, 452-7223
Community Development

EXECUTIVE SUMMARY

On November 15, after discussion in Study Session, Council directed staff to finalize the East Main TOD regulations and zoning for adoption. This Ordinance is a Land Use Code Amendment (LUCA) to establish requirements, standards, and design guidelines for the East Main TOD.

RECOMMENDATION

Move to adopt Ordinance No. 6627.

BACKGROUND/ANALYSIS

Background

Council has reviewed the East Main code amendments in seven study sessions, including at the public hearing for the LUCA on July 26. The package of East Main code amendments includes the LUCA to create a new Part 20.25Q in the Land Use Code (this Ordinance); a rezone for the parcels within the East Main TOD; and conformance amendments to the Noise Control Code, Chapter 9.18 BCC, and to the Sign Code, Chapter 22B.10 BCC. At the November 15 study session, Council directed staff to finalize the code amendment ordinances for approval.

The package of East Main Ordinances is the culmination of a City-initiated planning process for the East Main TOD, implementing the vision, goals, and policies in the East Main Comprehensive Plan Amendment (CPA), adopted by Ordinance No. 6545 in May 2019. The East Main TOD is approximately 60 acres in size and abuts the southeast corner of Downtown to the north, the East Main light rail station and Surrey Downs neighborhood to the west, Interstate 405 to the east, and Mercer Slough to the south.

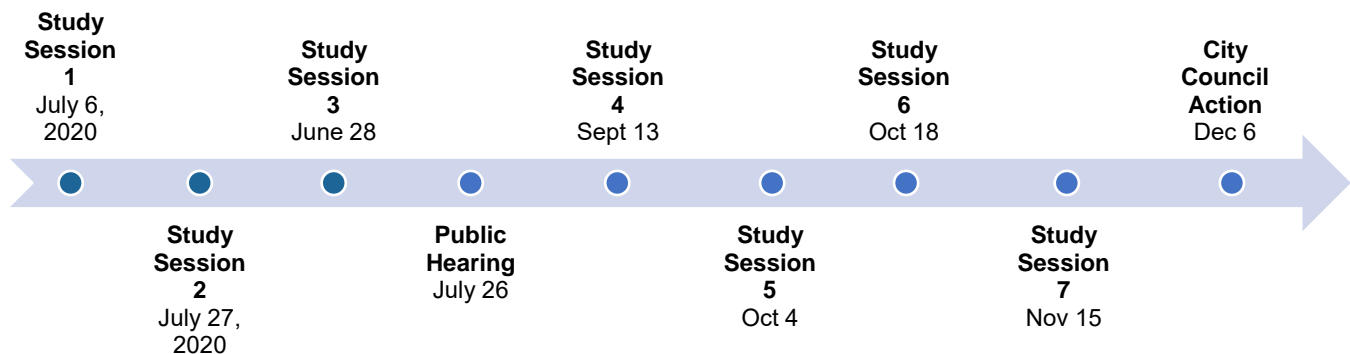
This Ordinance is a LUCA to establish requirements, standards, and design guidelines for land uses, height and form, FAR, the amenity system, landscaping, parking, street and pedestrian circulation, pedestrian bridge, and other development elements for the East Main TOD in a new Part 20.25Q LUC. This LUCA also amends LUC 20.10.020 Land Use Districts and LUC 20.25H.045 Critical Areas Overlay

District for consistency with the new Part 20.25Q LUC. A final strike-draft of the LUCA is provided as Attachment A.

Throughout the East Main code amendment process, staff has documented the topics Council identified to explore further, and the decisions Council made for these topics. For ease of reference, Attachment B includes the list of topics and Council direction for each topic highlighted in green. Additional amendments are anticipated to be offered by Councilmembers for potential inclusion in this Ordinance.

Review Process

The timeline below identifies the City Council review process for the East Main code amendments.



POLICY & FISCAL IMPACTS

Policy Impact

The proposed LUCA creating a new Part 20.25Q LUC will implement the vision and policies adopted in the CPA for the East Main TOD.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

OPTIONS

1. Adopt Ordinance amending the Land Use Code (LUC) to create a new Part 20.25Q East Main to establish requirements, standards, and design guidelines to implement the new East Main Transit Oriented Development (TOD); amending LUC 20.10.020 Land Use Districts and LUC 20.25H.045 Critical Areas Overlay District for consistency with the new Part 20.25Q LUC; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. LUCA Final Strike-Draft
 - B. Council Topics and Decisions
- Proposed Ordinance No. 6227

AVAILABLE IN COUNCIL LIBRARY

N/A